



**TOWN AND COUNTRY PLANNING ACT 1990: SECTIONS 191 and 192 (as amended
by section 10 of the Planning and Compensation Act 1991)
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
: ARTICLE 35 CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

To: The Keen Partnership
The Courtyard
Edinburgh Road
Reading
RG30 2UA

Application No: 172286
Application type: Certificate of Lawfulness -
Existing Use or Development

Applicant: Royle Berkshire Developments

The Reading Borough Council hereby certify that on **20 December 2017** the use/operations/matter described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate, and edged black on the attached plan was/were lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. On the basis of the available evidence and on the balance of probabilities, it is considered that the property known as Flat 2, 99 London Road, RG1 5BY has operated as a self-contained flat for a period exceeding 4 years and is therefore immune to enforcement action. It is therefore considered a Certificate of Lawfulness for the use of Flat 2, 99 London Road, RG1 5BY as a one bedroom C3 flat should be granted, as shown on the location plan received 9th April 2018.

First Schedule: Used as a 1 bedroom flat for over 10 years

Second Schedule: Flat 2 99 London Road Reading RG1 5BY

Date: 11 April 2018

Head of Planning, Development
& Regulatory Services

LEB

Notes

1. This certificate is issued solely for the purpose of section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operations/matter specified in the First Schedule taking place on the land described in the Second Schedule was/were lawful, on the specified date and, thus, was not/were not liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use/operations/matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations/matters which is/are materially different from that/those described or which relate/s to other land may render the owner or occupier liable to enforcement action.
4. If you are aggrieved by the decision of the Council, you may appeal to the Secretary of State under Section 195 of the Town and Country planning Act 1990.

Further information can be viewed at:

<http://www.planningportal.gov.uk/planning/appeals/otherappealscasework/lawfuldevelopment>